152.0	0006	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,200 /	764,200
					USE VALUE:	764,200 /	764,200
					ASSESSED:	764,200 /	764,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GATES CARLA H/TRUSTEE	
Owner 2:	THE GATES FAMILY TRUST	
Owner 3:		
Street 1:	5 PARK CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GATES CARLA H -
Owner 2:	-
Street 1:	5 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1626 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6243.000	278,400		485,800	764,200
Total Card	0.143	278,400		485,800	764,200
Total Parcel	0.143	278,400		485,800	764,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.99 | /Parcel: 469.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100786
GIS Ref
GIS Ref
Insp Date 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,400	0	6,243.	485,800	764,200		Year end	12/23/2021
2021	101	FV	269,600	0	6,243.	485,800	755,400		Year End Roll	12/10/2020
2020	101	FV	269,700	0	6,243.	485,800	755,500	755,500	Year End Roll	12/18/2019
2019	101	FV	214,300	0	6,243.	455,500	669,800	669,800	Year End Roll	1/3/2019
2018	101	FV	220,600	0	6,243.	376,500	597,100	597,100	Year End Roll	12/20/2017
2017	101	FV	220,600	0	6,243.	346,200	566,800	566,800	Year End Roll	1/3/2017
2016	101	FV	220,600	0	6,243.	315,800	536,400	536,400	Year End	1/4/2016
2015	101	FV	207,900	0	6,243.	309,700	517,600	517,600	Year End Roll	12/11/2014

!11917!

PRINT

Date	Time
12/30/21	13:23:47

LAST REV

Date	Time
08/20/18	13:48:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GATES CARLA H	53807-81		11/9/2009	Family	1	No	No		
GATES JONATHAN	44928-50		4/1/2005	Family	99	No	No		
FISHER JERRY/ET	27442-82		6/30/1997		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	100786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2009	134	Manual	27,500	C		G10	GR FY10	EFP TO FLA
10/1/2008	1213	Redo Kit	10,470	C		G10	GR FY10	REMOD KIT

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Info Fm Prmt	BR	B Rossignol
1/20/2009	Measured	372	PATRIOT
10/28/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6243		Sq. Ft.	Site		0	80.	0.97	9									485,830						485,800	

Total AC/HA:	0.14332	Total SF/SM:	6243	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	485,830	Spl Credit		Total:	485,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29575646
Const Adj.:	0.98000199
Adj $ / SQ:	165.080
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378263
Depreciation:	99861
Depreciated Total:	278401

COMMENTS

K-WIP.. WILL NOT DO DORMER PROJECT NO$.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

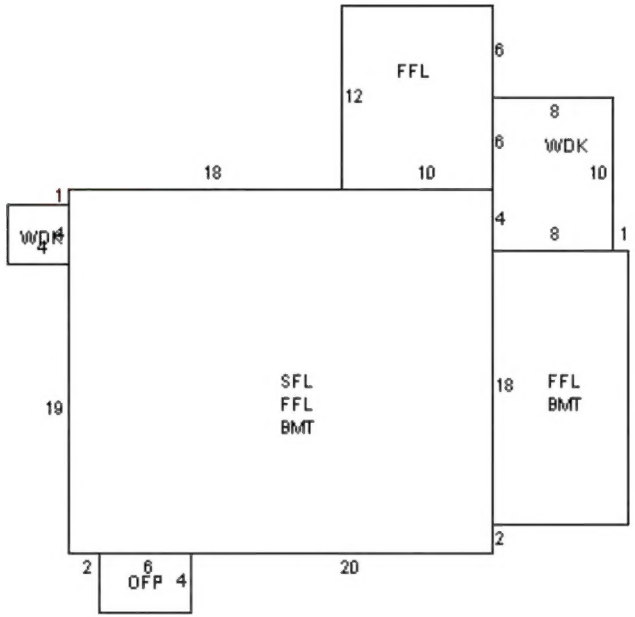
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.08
Special Features:	0	Val/Su Net:	107.91
Final Total:	278400	Val/Su SzAd	171.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	165.080	157,486
BMT	Basement	834	49.520	41,303
SFL	Second Floor	672	165.080	110,934
WDK	Deck	96	15.680	1,505
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,580			Total:	312,263
Size Ad	1626	Gross Area	2580	FinArea	1626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	P	FR	1990	0.00	T	29	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc